

CHAPTER 17.24 AGRICULTURAL A-5 ZONE

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17.24.010 PURPOSE

The Agricultural A-5 Zone, (minimum 5 acre lot) may be cited as the “A-5 Zone” and is established to allow for the continuation of agriculture in an expanding urban community and to complement the existing rural residential environment in South Jordan. The regulations of this Chapter are intended to allow for the orderly expansion of residential and commercial developments into agricultural lands while encouraging compatibility of new growth with existing agricultural uses.

17.24.020 PERMITTED USES

The following uses may be conducted in the A-5 Zone as limited herein.

- Single family dwelling, detached, maximum one per lot or parcel
- Crop production, horticulture
- Farm animals as regulated in Section 17.24.130 below
- Agricultural and residential accessory uses and buildings
- Agricultural buildings not exceeding 5000 sq. ft.
- Produce stand, maximum 300 square feet, maximum one per parcel or lot for selling only produce grown on the premises
- Household pets not exceeding 2 per species over the age of 4 months per dwelling
- Home occupations according to City Ordinances
- Residential facility for disabled persons as required by State law

17.24.030 CONDITIONAL USES

A conditional use permit may be issued for the following uses in the A-5 Zone.

Animal husbandry, unique or exotic animal specialties or other animal uses not otherwise regulated by this Chapter
Household pets, maximum 1 additional per dwelling regardless of species
Religious activities
Educational activities
Residential facility for elderly persons as required by State law
Group day care facility on minimum 1 acre lot
Building other than single family dwelling as a main building on the lot
Agricultural buildings exceeding 5000 sq. ft. in area
Commercial or public corrals, arenas, stables, silos, barns, equestrian or rodeo facilities and other commercial agricultural related structures and uses
Nature or zoological exhibits
Cultural exhibits and activities
Golf courses and driving ranges
Parks and recreational activities
Public facilities

17.24.040 USE REGULATIONS

Uses may be conducted in the A-5 Zone only in accordance with the following regulations.

1. Only allowed permitted, conditional or accessory uses as set forth in this Chapter may be conducted in the A-5 Zone. A conditional use permit must be obtained prior to the establishment of a conditional use.
2. Accessory uses may be conducted in the A-5 Zone only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, caretakers, nurses, nannies, maids, barns, garages, silos, corrals, sheds, stables, paddocks, swimming pools, recreational equipment, greenhouses, windmills, wells and water storage facilities and other structures and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.
3. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles in the A-5 Zone.
4. It shall be unlawful to park, store, or leave, or to permit the parking, storing or leaving of any vehicle of any kind or part(s) thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property within the A-5 Zone for longer than seventy-two (72) hours, except that up to two (2) such vehicles or parts thereof may be stored completely within an enclosed building or within an opaque fence enclosure which is completely screened from view of public streets and neighboring properties.

5. No commercial vehicle or commercial earth moving or material handling equipment shall be parked or stored in the A-5 Zone except in conjunction with temporary development or construction activities or in conjunction with an approved use which requires such vehicles. Commercial vehicles shall include semi trucks and trailers, trucks and trailers equaling or exceeding 8,000 lb. curb weight, delivery vehicles, dump trucks, back hoes, graders, loaders, farm implements, cement trucks, bulldozers, belly dumps and scrapers, forklifts or any similar vehicle or apparatus.
6. Water craft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an A-5 Zone except that said vehicles may be stored temporarily in front or street side yards for no longer than 72 hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least 8 feet from the street right-of-way line and if enclosed with a 6 foot high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in the A-5 Zone except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than 7 days per calendar year.

17.24.050 DEVELOPMENT REVIEW

Uses proposed in A-5 Zones may only be established in conformance with development review procedures of the City. Applicants shall follow the procedures and requirements of the South Jordan Municipal Code regarding development review in the preparation and review of development proposals in A-5 Zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City except as allowed under Utah State law.

17.24.060 LOT AREA

The minimum area of any lot or parcel in the A-5 Zone shall be 5 acres. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat.

17.24.070 LOT WIDTH AND FRONTAGE

Each lot in the A-5 Zone shall have a minimum width of 100 feet measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right-of-way line of a public street a minimum distance of 100 feet except that lots with side property lines which diverge at an angle of at least 20 degrees shall abut the right-of-way a minimum distance of 60 feet.

17.24.080 PRIOR CREATED LOTS

Lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of an A-5 Zone shall not be denied a building permit solely for reason of nonconformance with the parcel requirements of this Chapter.

17.24.090 DWELLING DENSITY

Only one single-family dwelling may be placed upon a lot or parcel of land in the A-5 Zone.

17.24.100 LOT COVERAGE

A maximum of 20% of the area of lots or parcels in the A-5 Zone may be covered by buildings.

17.24.110 YARD REQUIREMENTS-MAIN AND ACCESSORY BUILDINGS

The following yard requirements shall apply in A-5 Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots. A zoning permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum yard requirements for main buildings are as follows:
 - a) Front yard, interior and corner lots: 30 feet.
 - b) Front yard, cul-de-sac lot adjacent to turnaround: 25 feet
 - c) Side yard, interior lots: 10 feet.
 - d) Side yard, corner lots: 10 feet on the side adjoining another lot, 30 feet on the side adjoining the street
 - e) Rear yard, interior lot: 25 feet.
 - f) Rear yard, corner lot: 10 feet.
2. Minimum yard requirements for accessory buildings are as follows:
 - a) Accessory buildings may not be located between a street and the front building line of a main building.
 - b) Side yard accessory building. An accessory building may be located in a side yard no closer than 10 feet from the side property line or boundary and no closer than 6 feet from the dwelling or main building.
 - c) Street side yard accessory building-corner lot. An accessory building may be located between a street and the side of the dwelling or main building on a corner lot but not within the required minimum main building side yard and no closer than 6 feet from the dwelling or main building.

- d) Rear yard accessory building. An accessory building may be located in a rear yard no closer than 6 feet from the dwelling or main building and no closer than 3 feet from the side or rear property line or boundary except as required in (e) below.
 - e) The minimum setback from property lines or boundaries for accessory buildings or structures exceeding 16 feet in height shall be increased by 1 foot for each foot of building height in excess of 16 feet.
- 3. All buildings shall be separated by a minimum distance of 6 feet.
 - 4. Buildings used for the housing or shelter of animals shall be located a minimum distance of 40 feet from any dwelling or street right-of-way line.

17.24.120 PROJECTIONS INTO YARDS

The following may be erected on or projected into any required yard space in A-5 Zones.

- 1. Fences and walls in conformance with City Ordinances.
- 2. Agricultural crops and landscape elements including trees, shrubs and other plants.
- 3. Utility or irrigation equipment or facilities.
- 4. Decks not more than 2 feet in height.
- 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to the building extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.
- 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building not exceeding 8 feet wide and extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.

17.24.130 FARM ANIMALS

Animals totaling no more than 30 points per half acre, according to the point values listed below, may be kept in A-5 Zones. Other animals approved with a conditional use permit shall be assigned point values. Farm animals may not be kept on lots or parcels less than one-half acre in area. Animal points shall not be granted for smaller than one-half acre increments. Offspring of allowed animals on the premises not exceeding 6 months of age are not regulated under this section.

Horses, cattle:	20 points each
Sheep, goats	5 points each
Chickens, ducks, geese, rabbits	2 points each

17.24.140 PARKING AND ACCESS

Parking areas and vehicle access in A-5 Zones shall meet requirements of Chapter 16.26 of the South Jordan Municipal Code.

17.24.150 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in A-5 Zones. A permit shall be obtained from the Community Development Department prior to construction of any fence in the A-5 Zone. An application form and the location, height and description of the proposed fence shall be submitted for review.

1. Utility screening. In non-single family residential developments requiring conditional use approval in A-5 Zones, all mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.
2. Incompatible land use screening. Incompatible land uses including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as determined with development approval.
3. Rear and side yard fencing. A maximum 6 foot high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front yard fencing. A maximum 4 foot high, non-visually obscuring decorative wrought iron, simulated wrought iron or vinyl fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be used along side lot lines to the right-of-way or sidewalk but may not exceed 3 feet in height. Only a maximum 4 foot high decorative wrought iron or simulated wrought iron fence may be constructed between a dwelling and the front lot line or sidewalk adjoining a collector street. Brick pillars may be used as an alternative to metal fence posts. Brick pillars may not exceed 18 inches square or be closer than 8 feet on center. Posts or pillars may not extend higher than 4 inches above the 4 foot fence panel.
5. Clear vision. Landscape materials, except for mature trees which are pruned at least 7 feet above the ground, and fences shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.
6. Collector street fencing. Any single family residential rear or side yard fence erected or maintained roughly parallel to and within 20 feet of a collector or arterial street right-of-way in A-5 Zones shall be constructed according to standards found in Section 16.04.200 of Title 16 of the Municipal Code.

17.24.160 ARCHITECTURAL STANDARDS

The following exterior materials and architectural standards are required in A-5 Zones.

1. Each dwelling in A-5 Zones shall be constructed with brick or stone in the minimum amount of 2' times (x) the perimeter of the foundation (including garage). Dwellings shall be constructed with minimum 5:12 roof pitch and a minimum 2-car garage (minimum 22' x 22').

2. All building materials shall be high quality, durable and low maintenance.
3. Buildings in A-5 Zones may not exceed 35 feet in height except for structures not intended for human occupancy.
4. Signs shall meet requirements of Chapter 16.36 of the Municipal Code and shall be constructed of materials which are consistent with the buildings which they identify.
5. The minimum floor area, finished and unfinished, of any single family dwelling in A-5 Zones shall be 2400 square feet.
6. The exteriors of buildings in the A-5 Zone shall be properly maintained by the owners.
7. Attached garages on single family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street.

17.24.170 LANDSCAPING

The following landscaping requirements shall apply in A-5 Zones.

1. The front and side yards of lots shall be landscaped and properly maintained with lawn and other acceptable plant material unless otherwise approved with a conditional use permit.
2. All areas of non-residential developments not approved for parking, buildings, recreation facilities, access or other hard surfacing or otherwise exempted with development approval, shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
3. In non-residential developments, a minimum of one tree per 1000 square feet, or part thereof, of landscaped area, excluding landscaped sports or play areas, is required. A minimum of 30% of required trees shall be minimum 7' evergreens. Deciduous trees shall be minimum 2" caliper. Deciduous and evergreen trees need not be equally spaced except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
4. All collector street and other public and private park strips in A-5 Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.
5. In non-residential developments in A-5 Zones, the following landscaping requirements shall apply.
 - a.) Curbed planters with 2" or larger caliper shade trees and grass, shrubs or groundcover shall be installed at the ends of parking rows. Planters shall be at least 5' wide.
 - b.) Minimum 5' landscaped planters shall be provided along street sides of building foundations except at building entrances.
 - c.) All landscaped areas shall be curbed.

6. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
7. All required landscaping in yard areas and open spaces shall be installed (or escrowed on a case by case basis) prior to occupancy.
8. All landscaped areas, including adjoining public right-of-way areas not maintained by the City, shall be properly irrigated and maintained by the owners.
9. Required trees may not be topped nor may any required landscape material be removed in A-5 Zones without City approval. Any dead plant material shall be replaced in accordance with the requirements of this Chapter and the conditions of site plan or plat approval.

17.24.180 LIGHTING

The following lighting requirements shall apply in A-5 Zones.

1. A lighting plan shall be submitted with all new developments in A-5 Zones. Where required by the City, lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
2. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
3. Lighting fixtures on public property shall be architectural grade. A single street light type, approved by the City Engineer, will be used on the same street.

17.24.190 OTHER REQUIREMENTS

The following requirements shall apply in A-5 Zones.

1. All developments shall be graded according to the City's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
2. All areas of lots shall be properly maintained by the owners.
3. A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.